

60,000 - 85,824 SF FREESTANDING INDUSTRIAL | DOCK &
GRADE MANUFACTURING WITH HIGH-END FINISHES | 4,000
AMPS 30' CLEAR | 5.4 ACRES

10054 Old Grove Rd
San Diego, CA 92123

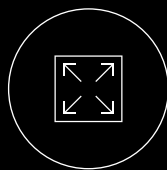


THE GROVE



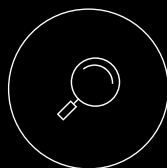
APPROXIMATELY 60,000 - 85,824 SF
TERM: THRU NOVEMBER 30, 2027

FOR SUBLEASE



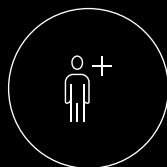
OPTIMAL SIZE

60,000 - 85,824 SF Freestanding building
Approximately:
30% High-End Office
25% Low Bay R&D/Manufacturing
45% High Bay Warehouse



RARE YARD

5.4 acre site
Fenced & secured yard
Truck parking
Excellent ingress/egress



FLEXIBLE PARKING

1.75 per 1,000 SF parking (Expandable)



AMPLE POWER

4,000a 277/480v



EXCELLENT LOADING

5 dock high positions w/levelers
6 grade level doors



FUNCTIONAL FEATURES

24'x40' column spacing
30' clear height
Fully sprinklered: 0.45 GPM per 3,000 SF
Newly installed Title 24 LED lighting
Gas service to the building
New roof installed in 2021
70% of building climate controlled



ASKING RATE

\$1.65/SF NNN
Operating Expenses = Approximately \$0.43/SF

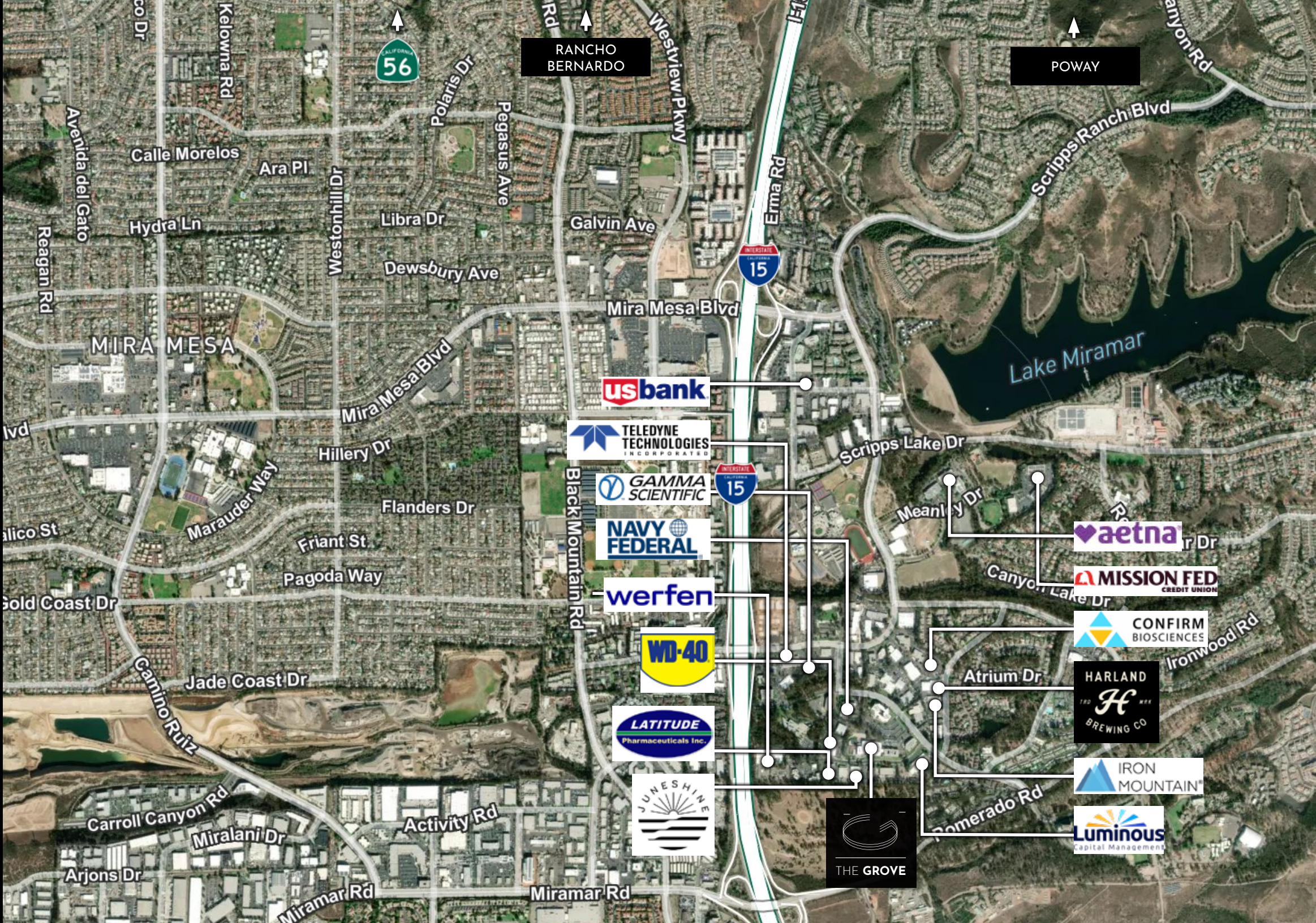


PHOTOGRAPHY



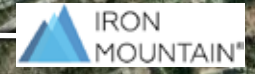


CORPORATE NEIGHBORS



RANCHO BERNARDO

POWAY





WILLOW CREEK RD

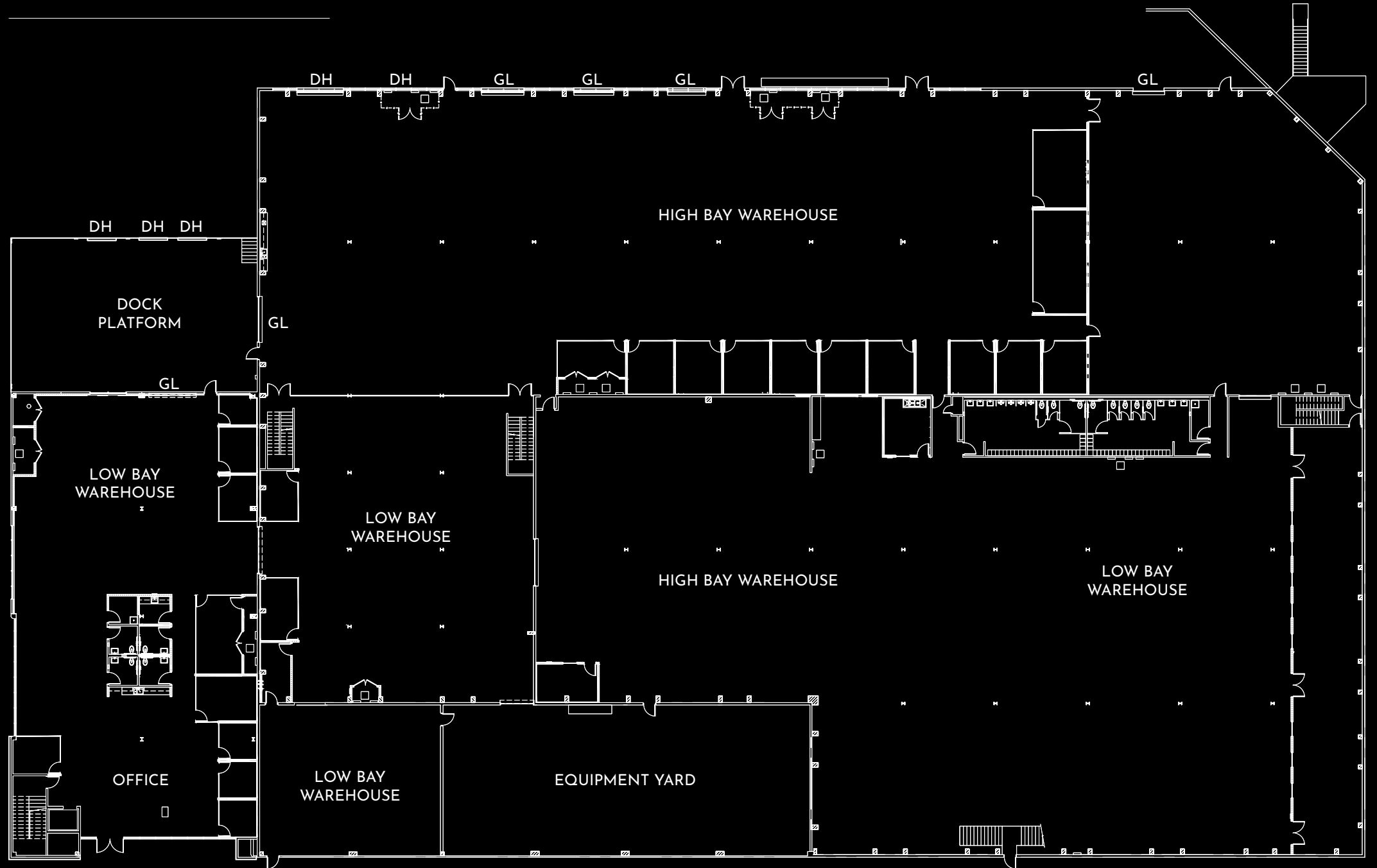
OLD GROVE RD

AERIAL



THE GROVE

First Floor



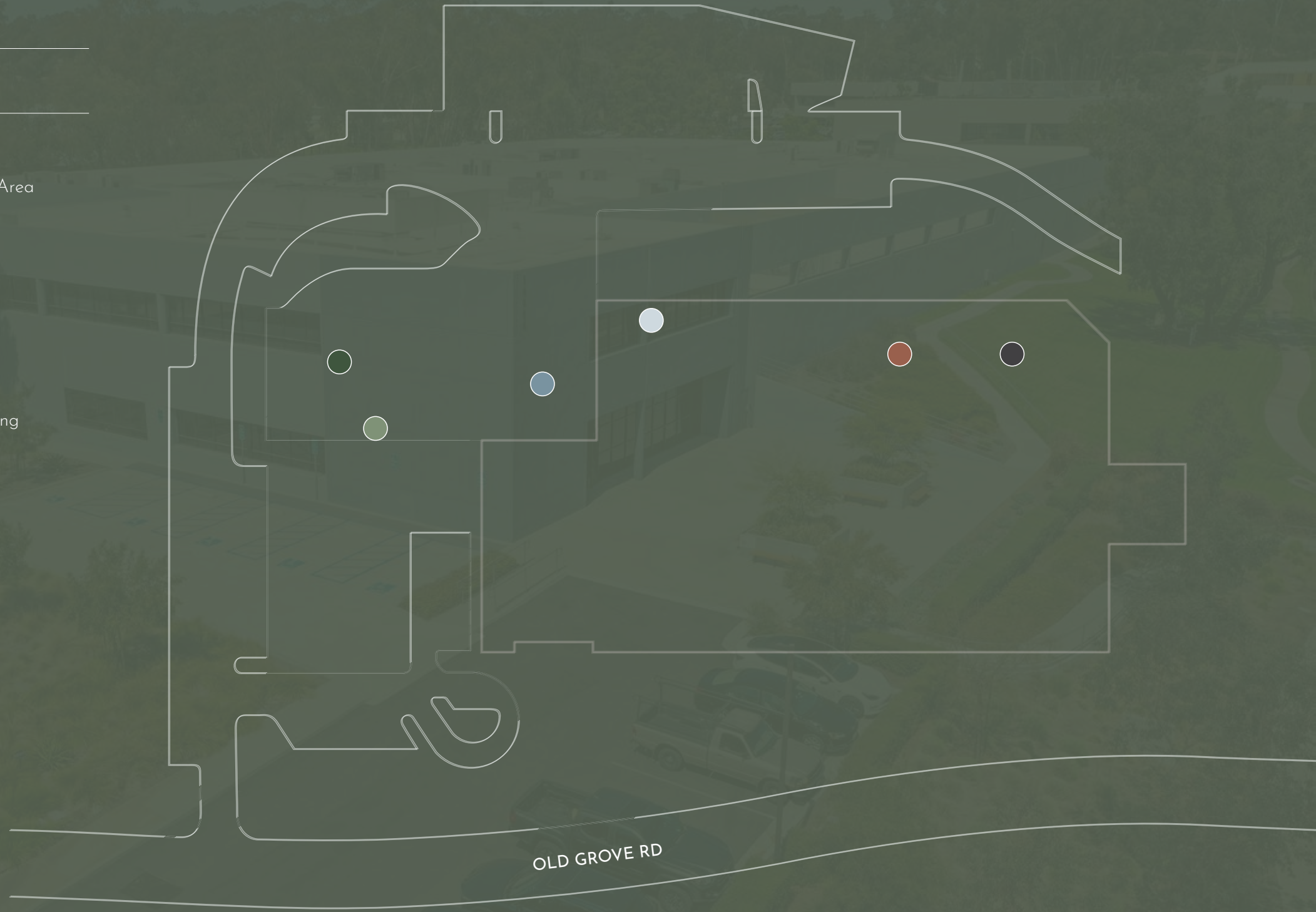
Second Floor



PLANS

Site

- Expandable Parking Area
- Secured Yard Area
- Dock High Loading
- Grade Level Loading
- 24'x40' Column Spacing
- 30' Clear Height



THE GROVE



CONTACTS



THE GROVE

GREG HOOKER

Senior Associate
Lic. 02004007
C +1 858 790 1742
Greg.Hooker@cbre.com

CHRIS PASCALE

Senior Vice President
Lic. 00890849
C +1 858 922 2999
Chris.Pascale@cbre.com

CBRE

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

